

Phoenixville Planning Commission

MINUTES

Thursday – July 11, 2024

6:00 PM

- I. Call to Order
 - a. 6:00PM
- II. Pledge of Allegiance
 - a. Complete
- III. Roll Call
 - a. Present
 - 1. Tom Carnevale
 - 2. Catherine Bianco
 - 3. Amanda Irwin
 - 4. Raffaello Di Napoli
 - 5. Josh Gould
 - 6. Joe Sikora
 - Borough Council Liaison Brian Moore
 - Solicitor Kat Mannard
 - Engineer Owen Hyne
 - Land Planner Adrienne Blank
 - Planning Director Dave Boelker
 - b. Excused
 - 1. Kevin Dwyer
 - c. Absent
- IV. Approval of Minutes
 - a. June 13, 2024
 - Motion to approve with the incomplete sentence regarding District Specs being removed by Gould.
 - Seconded by Sikora.
 - Motion carried 6-0.
- V. Updates / Correspondence
 - a. None
- VI. Public Participation
 - a. None
- VII. Old Business
 - a. **2024-02 - 375 Morgan Street Conversion - 217 Pizza Bagel, LLC - 15-9-572:** The project and plan propose to renovate the interior of an existing 4-story building to twenty-nine (29) one- and two-bedroom dwelling units; associated site improvements including expanded parking, relocated curb cuts, vehicular circulation, pedestrian accessibility, grading and stormwater management facilities.

Due to a conflict of interest, Tom Carnevale steps down, handing over to Bianco.

Presenting: Mike Murray reviewed the progression of the plan, introducing project engineer Bridget Maguire from Wilkinson-Apex. Maguire reviewed the changes including two-way vehicular circulation, ADA accessible solid waste storage area and screening enhancements.

Letters:

RVE

28 – Open space in lieu of. Maguire indicated the project attorney is working with the Manager on such.

47 – 20' stopping area less than 4% grade. Will comply.

76 - 12" pipe is for constructability purposes, and that the 12" pipe is more than sufficient to meet the demand of even the 100-year flood levels. RVE does not object, but wanted to provide some detail and reasoning to the Commission considering the waiver request.

Gilmore

Blank/Bridget – Discussion and comments on improving the Morgan Street façade. The fencing utilized for HVAC screening should be identified on the plan. The 3' height will be noted on the revised plans.

Blank rescinded a comment about islands in lots, considering the lot is to be considered to be 3 separated spaces.

Blank/Bridget – Brief discussion and a Will Comply for maintaining ADA accessible passage along the sidewalks.

Commission Discussion:

Sikora/Boelker – Brief comments on bike rack inclusion.

Waivers:

1. §22-417.1.2.D – a waiver from the requirement that no parking lot shall have a slope in excess of 5%, where 5.8% slopes are proposed. – RVE has no objection.
2. §22-500.2 – a waiver from the requirement that no environmentally sensitive feature may be altered, regraded, filled or built upon, where a portion of the proposed improvements are within the 100-year floodplain. – RVE has no objection.
3. §22-601 – a waiver from the requirement that an impact study shall be submitted for all proposed uses or zoning changes involving more than 10 residential units, where the applicant has determined that a study will not be logically necessary to understand the high level environmental impact. – RVE has no objection.
4. §23-311.1.B. – a waiver from the requirement that the minimum size of storm pipe receiving flow from any storm inlet shall be 15 inches for circular pipe, where the applicant is proposing 12" outlet pipes from inlets #2 and #3. – RVE has no objection.
5. §23-306- a waiver from the requirement that a volume equal to 1" of runoff from all regulated impervious areas shall be infiltrated. – RVE has no objection and added that rate control is proposed where none existed prior.

Moore/Hyne – Discussion and comments on the explanation of the design of the SWM system; a managed release concept and the DEP definition/requirement; this system is reducing flow rates. There is also a back-flow preventer being installed to avoid any downstream concerns. This will be an overall improvement as there are no controls on site as it stands.

Public Comment:

None.

Recommendation:

Standard clean letters and terms.

DiNapoli made a motion to approve the plan with the 5 waivers as represented at the meeting.

Gould seconded.

Motion passes 5-0.

- VIII. New Business
 - a. None
- IX. Review of Project Dates
 - a. July 2024
- X. Review of Zoning Ordinance
 - a. None
- XI. Committee Member Updates/Discussion
 - a. PRPC Appointment – Irwin volunteered.
 - b. Carnevale – Relayed commentary on the feedback given on the SALDO class.
- XII. Adjournment
 - a. 7:12PM